



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
October 17, 2016  
Common Council Chambers – 6:00 PM**

**BOARD MEMBERS:** Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

**ALTERNATES:** Jonathan Korn, Jamie Mills and William Tubby.

**OTHERS:** Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Ald. Lynn Eckert, Common Council Liaison.

**GENERAL NOTES:**

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

**REGULAR BUSINESS:**

**Item #1:** Open Public Speaking (6:00P.M. – 6:15 P.M.)

**Item #2:** Adoption of the September 12, 2016 Planning Board minutes and Transcript of October 5, 2016 public hearing (If available).

**PUBLIC HEARINGS:**

**Item #3:** #79 Wurts Street SPECIAL PERMIT renewal to operate a Bed & Breakfast. SBL 56.42-7-8.100. SEQR Determination. Zone RT. Ward 9. Peter & Julie Wetzler; applicant/owner.

**Item #4:** #356 Broadway SPECIAL PERMIT to operate a rooming house. SBL 56.43-8-61.1. SEQR Determination. Zone C-2, MUOD, HA. Ward 9. TVG Group LLC; applicant/owner.

**Item #5:** #702 Broadway SPECIAL PERMIT renewal for 6 residential units use in the C-2/MUOD. SBL 56.25-1-9.100. SEQR Determination. Zone C-2/MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

**Item #6:**      #327 Broadway SPECIAL PERMIT renewal to operate a gasoline station. SBL 56.34-4-17. SEQR Determination. Zone C-2. Ward 9. B&J Singh Corp; applicant/owner.

**Item #7:**      #9 Hone Street SPECIAL PERMIT renewal to renovate an existing structure to create 2 residential apartment units with a 450sf ground level art gallery. SEQR Determination. Zone RT, HLPC, HAC. Ward 8. Michael Piazza; applicant/owner.

**Item #8:**      #76-88 Spring Street SPECIAL PERMIT to establish 6 additional residential units for a total of 12 on-site. SBL 56.42-10-8. SEQR Determination. Zone RT, Rondout Historic District. Heritage Area. Ward 8. Gordon Taylor; applicant/owner.

#### NEW BUSINESS:

**Item #9:**      #69-75 Broadway SITE PLAN to renovate and enlarge an existing mixed use building. SBL 56.43-4-37. Ward 8. Zone RT, Rondout Historic District, Heritage Area Commission, Coastal Consistency. 69-75 Broadway LLC; applicant/owner.

**Item #10:**     #105 Mary's Avenue SITE PLAN to construct a 110,000sf new building addition to the hospital. SBL 56.41-3-1.110. SEQR Determination. Zone O-2 & RRR. Ward 9. Health Alliance of the Hudson Valley; applicant/owner.

#### OLD BUSINESS:

**Item #11:**     #32 Abeel Street & 33-39 Abeel Street SITE PLAN to construct a 16,889sf community center. SBL 56.43-5-35.100 & 56.43-3-27. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Irish Cultural Center Hudson Valley Inc.; applicant/owner.

#### DISCUSSION/UPDATE:

**Item #12:**     #20 Cedar Street SITE PLAN/SPECIAL PERMIT to demolish the existing commercial building and construct mixed use, multi-story building. SBL 56.109-4-2.100. SEQR Determination. Zone O-2, Mixed Use Overlay District. Ward 4. RUPCO/applicant; Ferraro Mid City Lanes/applicant.